Urban Renewal Progress

newark n.j.

1970

Newark
- Housing Authority
- Newark's Urban
Renewal (Areas) Progress

Urban Renewal Progress

prepared by the division of city planning ▪ alfred shapiro ▪ planning officer

in cooperation with the newark housing authority ▪ joseph d. sivolella ▪ executive director

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- the city of newark has been engaged in comprehensive urban renewal activities geared toward the revitalization of many deteriorating and blighted neighborhoods.

- pockets of decaying development and blight have made it necessary to undertake present redevelopment and rehabilitation activities in order to maintain decent, safe and sanitary use and occupancy patterns.

- this booklet summarizes the latest information and data pertaining to the comprehensive program needed to assign priorities to the various individual projects under active consideration.

- for further information or clarification contact either:

newark housing authority
57 sussex avenue
newark, new jersey
tel. 622-1030

or

division of city planning
room 212
city hall
newark, new jersey
tel. 643-6300 ext. 406

SUMMARY DATA OF URBAN RENEWAL PROJECTS

PROJECT AREAS	ORIGINAL POPULATION	TOTAL ACREAGE	CLEARANCE ACRES	FED. GRANT 000'S	CITY SHARE 000'S	S & P HUD FINAL APPROVAL	PART I HUD FINAL APPROVAL	EXECUTION DATA ACQUISITION STARTED	EXECUTION DATA CONSTRUCTION STARTED
1. BRANCH BROOK R-3-1	702	20.4	11.7	2,304	1,151	6/25/52	PROJECT COMPLETED		
2. BROAD STREET R-3-2	433	22.6	13.4	2,970	1,483	6/25/52	PROJECT COMPLETED		
3. OLD THIRD WARD R-6	13,000	198.0	111.3	21,447	9,816	1/31/56	2/5/60	7/20/60	8/20/64
4. NEWARK COLLEGES R-45	2,658	54.1	34.3	10,099	4,799	3/17/60	8/28/61	4/17/63	4/7/64
5. NEWARK PLAZA R-58	91	50.7	31.9	10,518	4,755	7/23/63	12/26/63	11/13/64	5/17/65
6. EDUCATIONAL CENTER R-50	184	23.7	20.2	2,724	656	7/17/63	12/16/63	11/4/66	11/4/67
7. HILL STREET R-49	141	12.9	8.2	4,309	2,024	12/23/59	9/7/61	7/20/62	9/18/64
8. SOUTH BROAD R-52	1,380	42.4	26.3	7,878	3,714	4/13/60	9/1/61	7/20/62	10/3/64
9. ST. BENEDICTS R-123	693	35.0	14.6	6,465	2,996	7/17/63	1/6/66	8/23/68	
10. ESSEX HEIGHTS R-82	2,289	47.3	31.6	7,248	3,260	10/7/60	8/14/62	6/7/65	
11. ESSEX HEIGHTS (2' STAGE) R-141	950	14.0	10.3	4,089	1,254	10/12/64	6/23/66	DEFERRED	
12. LOWER CLINTON HILL R-38	6,250	78.2	13.3	3,953	1,822	1/15/59	9/29/61	6/2/64	6/13/67
13. CENTRAL WARD R-32	6,447	94.6	57.0	15,487	4,835	10/10/60	7/22/66	9/27/68	
14. FAIRMOUNT R-72	4,464	84.8	50.1	12,695	3,937	6/6/63	6/16/65	1/28/66	5/11/66
15. MEDICAL CENTER R-196	3,163	54.2	47.8	17,321	5,389	1/18/67	4/15/68	7/1/68	
16. ST. MICHAELS R-156	1,400	46.3	21.2	13,225	5,322	11/17/65	DEFERRED		
17. INDUSTRIAL RIVER R-121	1,575	1528.5	542.6	27,025	12,153	6/20/63	10/14/66	9/10/65	5/6/66
TOTALS	45,820	2407.7	1045.8	169,757	69,666				



S & P

Survey and planning request filed for federal advance funds in order to undertake survey and planning for Part I application.

PART I

Preliminary application for federal funds.

EXECUTION

Federal money released, property acquisition, relocation, demolition activity, partial construction of development.

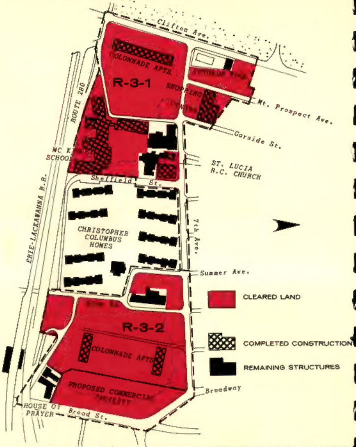
1 BRANCH BROOK R-3-1

2 BROAD STREET R-3-2

Prior to redevelopment, the 58-acre area on which Columbus Homes and Colonnade Apartments are now located contained over 1,100 units of the most deteriorated housing in the City. In June, 1952 this area was declared blighted and Newark's Urban Renewal Program was begun. 46 acres of land were cleared for the construction of a new neighborhood of nearly 3,000 new apartments and new facilities.

Columbus Homes, a 1,556 unit public housing development was built on a site of approximately 15 acres located between the two redevelopment projects on which Colonnade Apartments have been built.

Designed by the internationally famous architect Mies van der Rohe, Colonnade Apartments contain 1,240 units of moderate income housing. 780 of these units are located in two, 21-story buildings in the easterly project fronting on Broad Street, and 560 apartments are in the 21-story building fronting on Clifton Avenue. The two projects also contain off-street parking, commercial, recreation, religious and new public educational facilities.



PROJECT AREA	ORIGINAL POPULATION	TOTAL ACREAGE	CLEARANCE ACRES	FED. GRANT 000'S	CITY SHARE 000'S	S & P HUD FINAL APPROVAL	PART I HUD FINAL APPROVAL	EXECUTION DATA ACQUISITION STARTED	EXECUTION DATA CONSTRUCTION STARTED
1. BRANCH BROOK R-3-1	702	20.4	11.7	2,304	1,151	PROJECT COMPLETED			
2. BROAD STREET R-3-2	433	22.6	13.4	2,970	1,483	PROJECT COMPLETED			



COLONNADE APARTMENTS WEST



COLONNADE APARTMENTS EAST

3 OLD THIRD WARD R-6

DISPOSITION OF PROJECT AREA

ITEM	PRIOR TO EXECUTION	PROPOSED
RESIDENTIAL	108.0 ACRES	76.1 ACRES
TOTAL D.U.'S	3,446 UNITS	6,636 UNITS
D.U.'S TO BE DEMOLISHED	2,415 UNITS	
COMMERCIAL	18.7 ACRES	14.8 ACRES
INDUSTRIAL	0.3 ACRES	0 ACRES
OTHER Incl. pub. & semi pub.	1.4 ACRES	21.1 ACRES
STREETS	69.6 ACRES	86.0 ACRES

Description: Once an area of blighted residences and run down commercial and institutional uses, the Old Third Ward project is presently well on its way to becoming a close-knit, well designed central city residential community. When completed, the project will contain the entire range of public and private services and will be a model residential neighborhood.

The area presently contains two low income housing projects totalling 3,000 units, one 780 unit moderate income project and one recently completed 800 unit moderate income project. Scheduled for completion in the near future are 4,000 additional high and low rise moderate income units.

The area will contain approximately 15 acres of retail shopping facilities, two new public schools, and one rehabilitated building and 40 acres of playgrounds. A community swimming pool has recently been completed.

A major north-south highway(N.J.Rt.75)will traverse the western portion of the project and many of the interior streets will be redesigned and/or located to discourage through traffic and relieve existing congestion problems.



HILL MANOR APARTMENTS



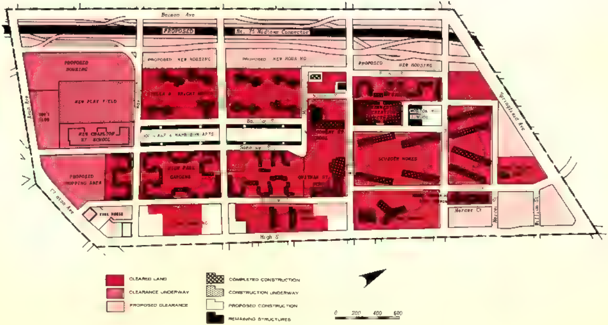
BRICK TOWERS APARTMENTS



HIGH PARK GARDENS

COOPERATIVE APARTMENTS

PROJECT AREA	ORIGINAL POPULATION	TOTAL ACREAGE	CLEARANCE ACRES	FED. GRANT 000'S	CITY SHARE 000'S	S & P HUD FINAL APPROVAL	PART I HUD FINAL APPROVAL	EXECUTION DATA ACQUISITION STARTED	EXECUTION DATA CONSTRUCTION STARTED
11. OLD THIRD WARD R-6	13,000	198.0	111.3	21,447	9,916	1/31/56	2/5/60	7/20/60	8/20/64


Beacon Ave
PROPOSED
Rt. 75 Midtown Connector
PROPOSED NEW HOUSING
PROPOSED HOUSING
NEW PLAY FIELD
NEW CHARLTON ST SCHOOL
HIGH PARK GARDENS
PROPOSED SHOPPING AREA
FIRE HOUSE
SCUDDER HOMES
Springfield Ave
Mercer Ct
High St
CLEARED LAND
CLEARANCE UNDERWAY
PROPOSED CLEARANCE
COMPLETED CONSTRUCTION
CONSTRUCTION UNDERWAY
PROPOSED CONSTRUCTION
REMAINING STRUCTURES
0
200
400
600

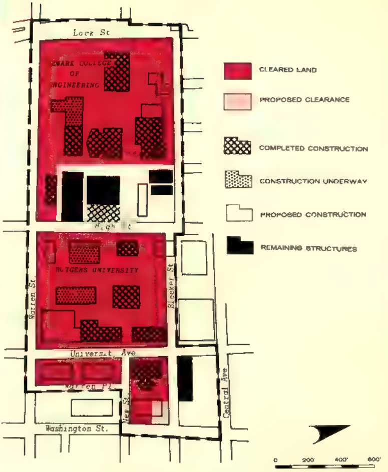
DISPOSITION OF PROJECT AREA

ITEM	PRIOR TO EXECUTION	PROPOSED
RESIDENTIAL	19.6 ACRES	0 ACRES
TOTAL D.U.'S	1,176 UNITS	0 UNITS
D.U.'S TO BE DEMOLISHED	817 UNITS	
COMMERCIAL	7.6 ACRES	0 ACRES
INDUSTRIAL	2.8 ACRES	0 ACRES
OTHER Incl. pub. & semi pub.	.4 ACRES	36.9 ACRES
STREETS	23.7 ACRES	17.2 ACRES

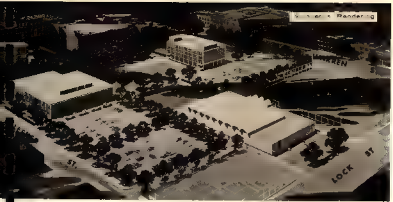
Description Nearly all the land in this project is being devoted to the entirely new Newark Campus of Rutgers University and to a new campus for the Newark College of Engineering When completed, the two campuses will serve approximately 25,000 full and part time students.

Practically all required land clearance has been completed and construction of new buildings on both campuses is well along the way.

This project has stimulated campus activity as a major function of center city. In turn, it is expected that areas surrounding this educational complex will greatly benefit from it in their development potential.



PROJECT AREA	ORIGINAL POPULATION	TOTAL ACREAGE	CLEARANCE ACRES	FED GRANT 000'S	CITY SHARE 000'S	S & P: HUD FINAL APPROVAL	PART I: HUD FINAL APPROVAL	EXECUTION DATA: ACQUISITION STARTED	EXECUTION DATA: CONSTRUCTION STARTED
2. NEWARK COLLEGES R-45	2,658	54.1	34.3	10,099	4,799	3/17/60	8/28/61	4/17/63	4/7/64





Site Photo

NEWARK COLLEGE OF ENGINEERING



Site Photo



Architect's Rendering

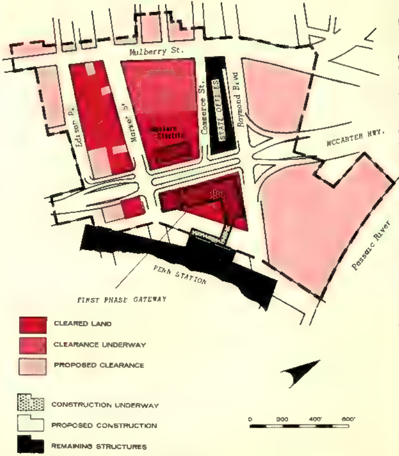
NEWARK CAMPUS OF OF RUTGERS UNIVERSITY

DISPOSITION OF PROJECT AREA

ITEM	PRIOR TO EXECUTION	PROPOSED
RESIDENTIAL	0.7 ACRES	0 ACRES
TOTAL D.U.'S	28 UNITS	0 UNITS
D.U.'S TO BE DEMOLISHED	28 UNITS	
COMMERCIAL	21 2 ACRES	21.9 ACRES
INDUSTRIAL	7.4 ACRES	2.3 ACRES
OTHER Incl. pub. & semi pub.	2.0 ACRES	5.6 ACRES
STREETS	19.4 ACRES	20.9 ACRES

Description: Reflecting Newark's expanded role as a regional office and transportation hub, this plan seeks to completely redevelop the area around Pennsylvania Station by effectively linking it with the Broad Street shopping district. One of the unique aspects of this plan is the proposed separation of pedestrian and vehicular circulation patterns through the use of multi level construction techniques.

The first construction in the area, a 28 story commercial office complex called the Gateway Project is presently underway. The complex will also contain a major motel, theater and shopping facilities, all connected by pedestrian walkways to Pennsylvania Station.

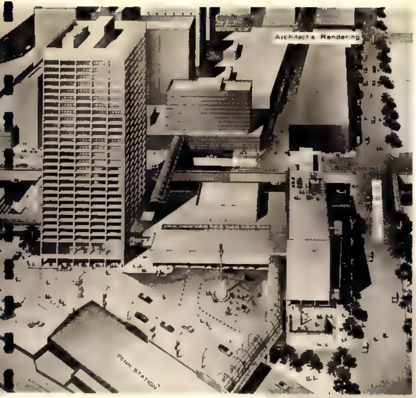


PROJECT AREA	ORIGINAL POPULATION	TOTAL ACREAGE	CLEARANCE ACRES	FED GRANT 000'S	CITY SHAR 000'S	S & P: HUD FINAL APPROVAL	PART I: HUD FINAL APPROVAL	EXECUTION DATA: ACQUISITION STARTED	EXECUTION DATA: CONSTRUCTION STARTED
4. NEWARK PLAZA R 58	91	50.7	31 9	10,518	4,755	7/23/63	12 26 63	11 13/64	5/17/65

NEWARK PLAZA

THE GATEWAY PROJECT

FIRST PHASE OF DEVELOPMENT





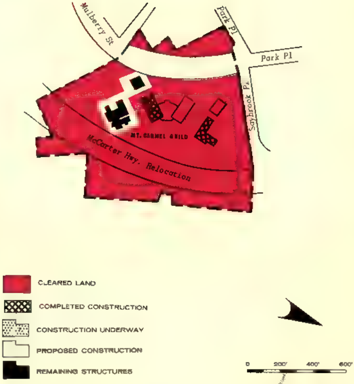


EDUCATIONAL CENTER R-50

DISPOSITION OF PROJECT AREA

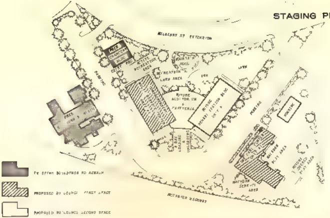
ITEM	PRIOR TO EXECUTION	PROPOSED
RESIDENTIAL	1.2 ACRES	1.0 ACRES
TOTAL D.U.'S	36 UNITS	60 UNITS
D.U.'S TO BE DEMOLISHED	36 UNITS	
COMMERCIAL	11.2 ACRES	2.5 ACRES
INDUSTRIAL	1.5 ACRES	0 ACRES
OTHER Incl. pub. & semi pub.	1.8 ACRES	15.7 ACRES
STREETS	8.0 ACRES	4.5 ACRES

Description: Located near the heart of the Newark Central Business District, this project will serve as a site for new Seton Hall University facilities and a new Mt. Carmel Guild rehabilitation center for the physically handicapped



PROJECT AREA	ORIGINAL POPULATION	TOTAL ACREAGE	CLEARANCE ACRES	FED GRANT 000 $	CITY SHARE 000 $	S & P HUD FINAL APPROVAL	PART I HUD FINAL APPROVAL	EXECUTION DATA ACQUISITION STARTED	EXECUTION DATA CONSTRUCTION STARTED
3. EDUCATIONAL CENTER R 50	184	23 7	20 2	2,724	856	7 17/63	12 16/63	11/4/66	11/4/67

STAGING PLANS





Site Photo

TURA DEVINE PAVILION

MT. CARMEL GUILD CENTER



Site Photo

DAY CARE CENTER ALHAMBRA PAVILION



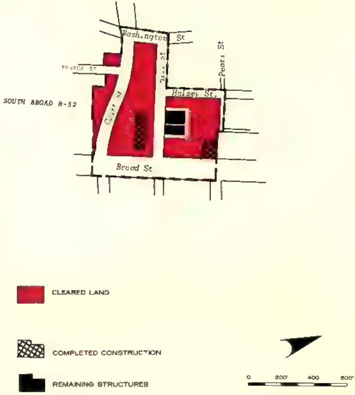
SITE DEVELOPMENT

DISPOSITION OF PROJECT AREA

ITEM	PRIOR TO EXECUTION	PROPOSED
RESIDENTIAL	1.0 ACRES	4.4 ACRES
TOTAL D.U.'S	84 UNITS	440 UNITS
D.U.'S TO BE DEMOLISHED	84 UNITS	
COMMERCIAL	5.4 ACRES	3.1 ACRES
INDUSTRIAL	0.4 ACRES	0 ACRES
OTHER Incl. pub. & semi pub.	0.4 ACRES	0 ACRES
STREETS	5.7 ACRES	5.4 ACRES

Description A 432 unit high rise apartment building and a 6 story, 100,000 square feet office building have already been completed in this project, which is the smallest renewal area in the City.

The planned construction of two additional office structures will complete the redevelopment of this area which is located directly across from the Municipal and Federal offices on Broad Street.



PROJECT AREA	ORIGINAL POPULATION	TOTAL ACREAGE	CLEARANCE ACRES	FED GRANT 000 S	CITY SHARE 000 S	S & P HUD FINAL APPROVAL	PART I HUD FINAL APPROVAL	EXECUTION DATA ACQUISITION STARTED	EXECUTION DATA CONSTRUCTION STARTED
6 HILL STREET R 49	141	12 9	8 2	4,309	2,024	12/23/59	9/7/61	7 20 62	9/18/64





WESTERN UNION BUILDING



HALLMARK HOUSE

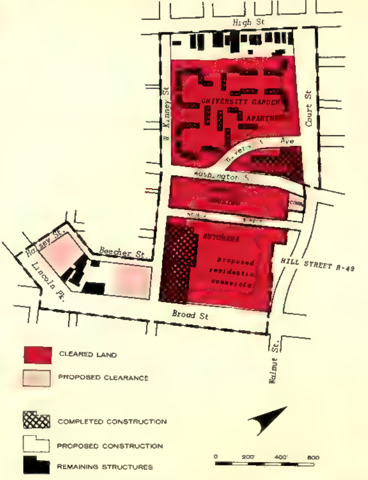
DISPOSITION OF PROJECT AREA

ITEM	PRIOR TO EXECUTION	PROPOSED
RESIDENTIAL	10.4 ACRES	18.5 ACRES
TOTAL D.U.'S	521 UNITS	910 UNITS
D.U.'S TO BE DEMOLISHED	389 UNITS	
COMMERCIAL	15.2 ACRES	8.1 ACRES
INDUSTRIAL	1.6 ACRES	1.6 ACRES
OTHER Incl. pub. & semi pub.	.2 ACRES	.9 ACRES
STREETS	15 0 ACRES	13.3 ACRES

Description New moderate income housing is completed in the westerly portion of this area, while the easterly portion is being developed for commercial and office activity. Construction of a ma or automotive sales and service center has been completed and a 20 story office building is to be started soon.

Already constructed and operating in this area is the new headquarters of the Star-Ledger.

New residential and commercial construction will complete the redevelopment of this area.



PROJECT AREA	ORIGINAL POPULATION	TOTAL ACREAGE	CLEARANCE ACRES	FED GRANT 000 $	CITY SHARE 000 $	S & P HUD FINAL APPROVAL	PART I HUD FINAL APPROVAL	EXECUTION DATA ACQUISITION STARTED	EXECUTION DATA CONSTRUCTION STARTED
8. SOUTH BROAD R-52	1,380	42.4	26 3	7,878	3,714	4/13/60	9/1 61	7/20/62	10 3/64



NEWARK
STAR LEDGER



AUTORAMA



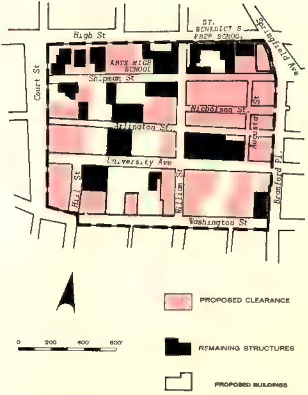
UNIVERSITY GARDENS

DISPOSITION OF PROJECT AREA

ITEM	PRIOR TO EXECUTION	PROPOSED
RESIDENTIAL	4.1 ACRES	2.0 ACRES
TOTAL D.U.'S	206 UNITS	80 UNITS
D.U.'S TO BE DEMOLISHED	206 UNITS	
COMMERCIAL	15 1 ACRES	5.4 ACRES
INDUSTRIAL	2.1 ACRES	9.7 ACRES
OTHER Incl. pub. & semi pub.	4.9 ACRES	10.1 ACRES
STREETS	8.8 ACRES	7.8 ACRES

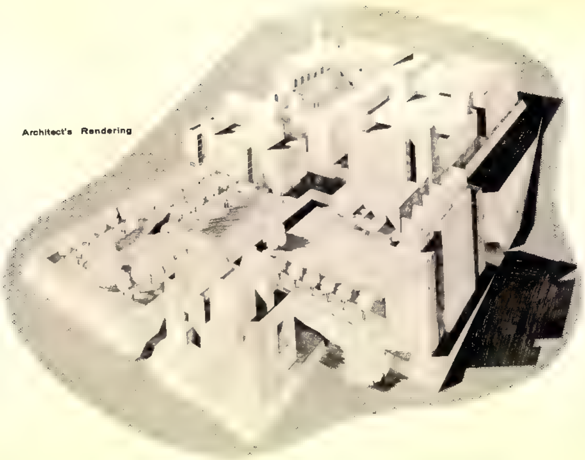
Description The primary purpose of this project is to rehabilitate the area as a service and light industry complex related to the adjacent Central Business District.

In addition, the project will make possible the expansion of the educational facilities operated by St Benedict's Parochial School.



PROJECT AREA	ORIGINAL POPULATION	TOTAL ACREAGE	CLEARANCE ACRES	FED GRANT 000 $	CITY SHARE 000 $	S & P HUD FINAL APPROVAL	PART I HUD FINAL APPROVAL	EXECUTION DATA ACQUISITION STARTED	EXECUTION DATA CONSTRUCTION STARTED
5. ST. BENEDICTS R 123	693	35 0	14 6	6,465	2,996	7 17/63	1/6/66	8/23/68	

Architect's Rendering



DESIGN FOR
SAINT BENEDICT'S EXPANSION

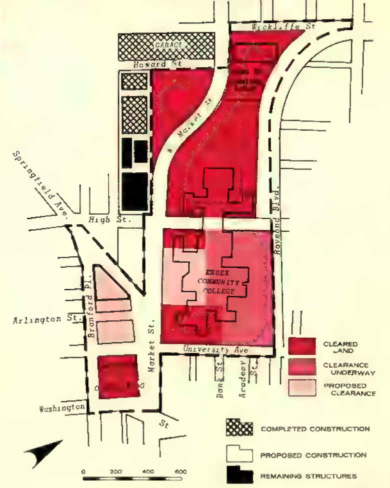
DISPOSITION OF PROJECT AREA

ITEM	PRIOR TO EXECUTION	PROPOSED
RESIDENTIAL	13.1 ACRES	0 ACRES
TOTAL D.U.'S	786 UNITS	0 UNITS
D.U.'S TO BE DEMOLISHED	784 UNITS	
COMMERCIAL	11.6 ACRES	13.1 ACRES
INDUSTRIAL	1.6 ACRES	0 ACRES
OTHER Incl. pub. & semi pub.	0 ACRES	23.0 ACRES
STREETS	21.0 ACRES	11.2 ACRES

Description. This area, which is presently being cleared, is immediately adjacent to the County Government Complex.

Present plans call for office development and the construction of a new County College, The Essex Community College located between Wickliffe Street, Raymond Boulevard, University Avenue, and West Market Street. The College site will occupy 15 acres of land and will serve approximately 4,000 students.

A new County Vocational School is planned for the westerly portion of this area immediately adjacent to the new County College and Government Complex.



PROJECT AREA	ORIGINAL POPULATION	TOTAL ACREAGE	CLEARANCE ACRES	FED GRANT 000 $	CITY SHARE 000 $	S & P: HUD FINAL APPROVAL	PART I: HUD FINAL APPROVAL	EXECUTION DATA: ACQUISITION STARTED	EXECUTION DATA: CONSTRUCTION STARTED
15. ESSEX HEIGHTS R-82	2,289	47.3	31.6	7,248	3,260	10/7/60	8/14/62	6/7/65	



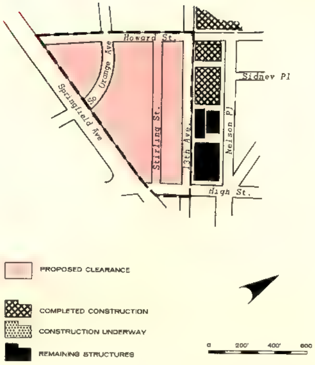
ESSEX COUNTY COLLEGE

1 GYMNASIUM
2 BUSINESS DIVISION
3 SOCIAL SCIENCE DIVISION
4 COMPUTER CENTER
5 ROOF TERRACE
6 LEARNING RESOUCES CENTER
7 MAIN ENTRANCE
8 ADMINISTRATION
9 SCIENCE DIVISION
10 LECTURE HALLS
11 HUMANITIES DIVISION
12 FINE ARTS
13 ALLIED HEALTH & CAREER LABS

ESSEX HEIGHTS 2' Stage R-141

DISPOSITION OF PROJECT AREA

ITEM	PRIOR TO EXECUTION	PROPOSED
RESIDENTIAL	6.4 ACRES	0 ACRES
TOTAL D.U.'S	353 UNITS	0 UNITS
D.U.'S TO BE DEMOLISHED	353 UNITS	
COMMERCIAL	2.3 ACRES	8.9 ACRES
INDUSTRIAL	0 ACRES	0 ACRES
OTHER Incl. pub. & semi pub.	0.1 ACRES	0 ACRES
STREETS	5.2 ACRES	5.1 ACRES



Description Presently in planning, this area is being considered for general public institutional expansion purposes in connection with the adjacent existing county complex. A new centralized Police Headquarters is proposed to be located in this area in view of the proximity to the highway network, and the County Court and detention facilities.

The balance of the area is to be developed in supporting offices and retail service establishments.

PROJECT AREA	ORIGINAL POPULATION	TOTAL ACREAGE	CLEARANCE ACRES	FED GRANT 000 S	CITY SHARE 000 S	S & P HUD FINAL APPROVAL	PART 1 HUD FINAL APPROVAL	EXECUTION DATA ACQUISITION STARTED	EXECUTION DATA CONSTRUCTION STARTED
14 ESSEX HEIGHTS (2' STAGE) R 141	950	14 0	10 3	4,089	1,254	10/12 64	6/23/66	DEFERRED	

ESSEX COUNTY GOVERNMENT BUILDING COMPLEX



Architect's Rendering

NEW ESSEX COUNTY COURTHOUSE AND JAIL

Construction Site Photo

DISPOSITION OF PROJECT AREA

ITEM	PRIOR TO EXECUTION	PROPOSED
RESIDENTIAL	43.9 ACRES	44 5 ACRES
TOTAL D.U.'S	1,910 UNITS	597 UNITS
D.U.'S TO BE DEMOLISHED	569 UNITS	
COMMERCIAL	4 6 ACRES	3.2 ACRES
INDUSTRIAL	0.2 ACRES	0.1 ACRES
OTHER Incl. pub. & semi pub.	6 9 ACRES	7.8 ACRES
STREETS	22.6 ACRES	22.6 ACRES

Description: This project is primarily a residential rehabilitation effort with proposed pockets of moderate income housing and new park and school construction to support the eventual increase in the area's population.

Of the 1,158 dwelling units slated for rehabilitation, 493 have been completed, 284 are in the process, and the remainder are awaiting treatment in the near future. Two high rise moderate income housing projects totalling 230 units have been completed.

Other features of the project include approximately 200 units of new town house development, the expansion of the playground facilities of the Bergen Street School and the construction of a new elementary school on Clinton Avenue.



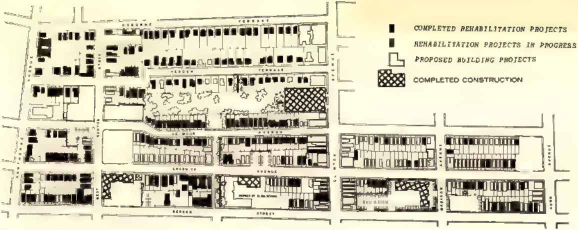
Chadwick Ave. & West Runyon St.

MT. CALVARY HOMES



Chadwick & Madison Avenue

PROJECT AREA	ORIGINAL POPULATION	TOTAL ACREAGE	CLEARANCE ACRES	FED GRANT 000 $	CITY SHARE 000 $	S & P HUD FINAL APPROVAL	PART I HUD FINAL APPROVAL	EXECUTION DATA ACQUISITION STARTED	EXECUTION DATA CONSTRUCTION STARTED
12. LOWER CLINTON HILL R-38	6,250	78 2	13 3	3,953	1,822	1 15 59	9/29/61	6/2/64	6/13/67





MT. CALVARY HOMES, NEW MODERATE - INCOME HOUSING

13 CENTRAL WARD R-32

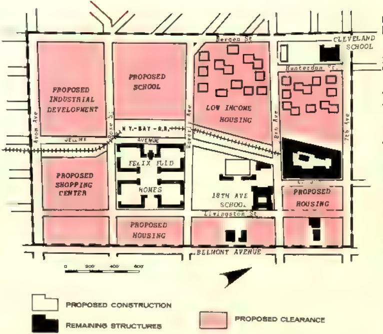
DISPOSITION OF PROJECT AREA

ITEM	PRIOR TO EXECUTION	PROPOSED
RESIDENTIAL	29.5 ACRES	12.2 ACRES
TOTAL D.U.'S	1,758 UNITS	860 UNITS
D.U. S TO BE DEMOLISHED	1,758 UNITS	
COMMERCIAL	15.1 ACRES	7.5 ACRES
INDUSTRIAL	11.5 ACRES	37.9 ACRES
OTHER Incl. pub. & semi pub.	7.7 ACRES	12.1 ACRES
STREETS	30.8 ACRES	24.9 ACRES

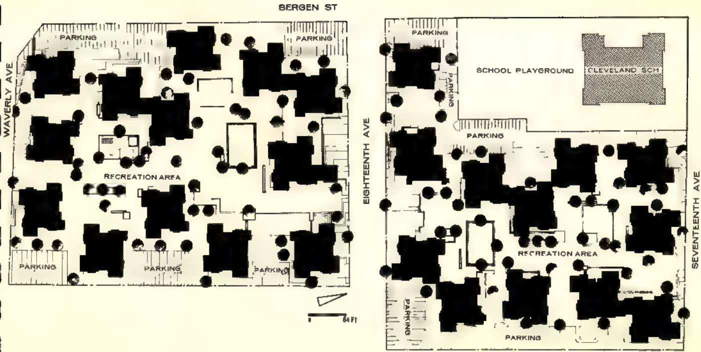
Description: New residential construction and compatible industrial activities will share this project area.

Planned for the area are over 800 new low income housing units and a new School.

New light-industrial plants will expand the employment opportunities for the surrounding residential area.



PROJECT AREA	ORIGINAL POPULATION	TOTAL ACREAGE	CLEARANCE ACRES	FED GRANT 000 S	CITY SHARE 000 S	S & P HUD FINAL APPROVAL	PART I HUD FINAL APPROVAL	EXECUTION DATA ACQUISITION STARTED	EXECUTION DATA CONSTRUCTION STARTED
13. CENTRAL WARD R-32	6,447	84.6	57.0	15,407	4,835	10/10/60	7/22/66	9/27/68	



SITE DEVELOPMENT PLAN

NEW LOW - RISE PUBLIC HOUSING FOR LARGE SIZE FAMILIES

DISPOSITION OF PROJECT AREA

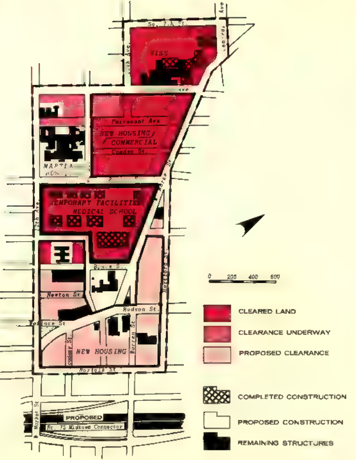
ITEM	PRIOR TO EXECUTION	PROPOSED
RESIDENTIAL	34.1 ACRES	29.4 ACRES
TOTAL D.U.'S	1,406 UNITS	1,000 UNITS
D.U.'S TO BE DEMOLISHED	1,406 UNITS	
COMMERCIAL	5.5 ACRES	6.0 ACRES
INDUSTRIAL	4.6 ACRES	5.7 ACRES
OTHER Incl. pub. & semi pub.	8.5 ACRES	16.2 ACRES
STREETS	32.1 ACRES	27.5 ACRES

Description: Clearance of deteriorated structures in this area has almost been completed and new construction has already been started. The new office building for the Motor Club of America and new industrial facilities for Wiss and Company are completed.

The portion of the project area which surrounds the State Hospital will be incorporated into the adjacent campus of the New Jersey College of Medicine and Dentistry in Project R-196.

A five block area east of State Hospital has been used for the construction of temporary facilities for the Medical School.

The remainder of the project is to be used for new low and moderate income housing to be developed by community sponsored groups.



PROJECT AREA	ORIGINAL POPULATION	TOTAL ACREAGE	CLEARANCE ACRES	FED GRANT 000 $	CITY SHARE 000 $	S & P HUD FINAL APPROVAL	PART I HUD FINAL APPROVAL	EXECUTION DATA ACQUISITION STARTED	EXECUTION DATA CONSTRUCTION STARTED
17. FAIRMOUNT R 72	4,464	84.8	50 1	12,695	3,937	6/6/63	8/16/65	1/28/66	5/11/66





WISS & SONS
NEW BUILDING EXPANSION & REHABILITATION



MOTOR CLUB OF AMERICA
(NEW OFFICE BUILDING)



TEMPORARY FACILITIES N. J. COLLEGE OF MEDICINE AND DENTISTRY

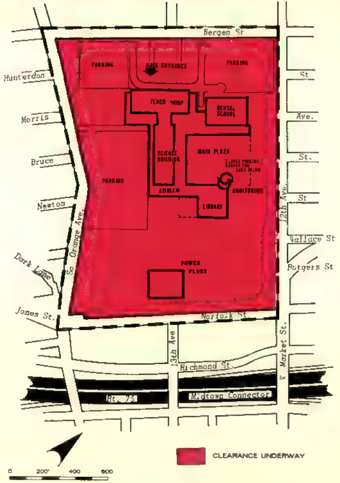
DISPOSITION OF PROJECT AREA

ITEM	PRIOR TO EXECUTION	PROPOSED
RESIDENTIAL	27.0 ACRES	0 ACRES
TOTAL D.U.'S	1,234 UNITS	0 UNITS
D.U.'S TO BE DEMOLISHED	1,234 UNITS	
COMMERCIAL	3.6 ACRES	0 ACRES
INDUSTRIAL	0 8 ACRES	0 ACRES
OTHER Incl. pub. & semi pub.	5.7 ACRES	46.4 ACRES
STREETS	17 1 ACRES	7.8 ACRES

Description   This project will make available approximately 50 acres of land, in a single parcel, for the development of a new State-supported Medical School

Utilizing this site and adjacent acreage in Project R-72, the New Jersey College of Medicine and Dentistry will build a new campus for undergraduate and graduate medical, dental and nursing education.

Because the new Medical Center will give rise to many health care improvements in the area and at nearby State Hospital, and because of the significant employment opportunities that it will create, this undertaking is considered to be one of the most socio economically significant redevelopment efforts in the City.



PROJECT AREA	ORIGINAL POPULATION	TOTAL ACREAGE	CLEARANCE ACRES	FED GRANT 000 S	CITY SHARE 000 S	S & P HUD FINAL APPROVAL	PART I HUD FINAL APPROVAL	EXECUTION DATA ACQUISITION STARTED	EXECUTION DATA CONSTRUCTION STARTED
16. MEDICAL CENTER R-186	3,183	54 2	47 8	17,321	5,388	1/18 67	4/15/68	7/1/68	



Architect's Rendering

THE N. J. COLLEGE OF MEDICINE AND DENTISTRY



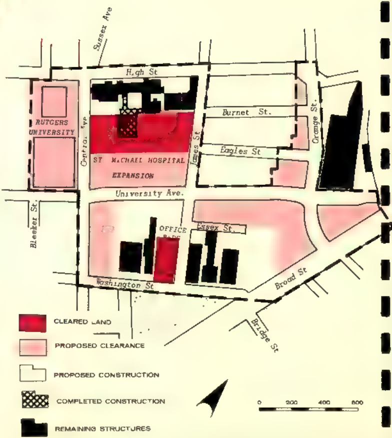
DISPOSITION OF PROJECT AREA

ITEM	PRIOR TO EXECUTION	PROPOSED
RESIDENTIAL	5.4 ACRES	0 ACRES
TOTAL D.U.'S	291 UNITS	0 UNITS
D.U.'S TO BE DEMOLISHED	284 UNITS	
COMMERCIAL	13 7 ACRES	11 1 ACRES
INDUSTRIAL	0.3 ACRES	0 ACRES
OTHER Incl. pub. & semi pub.	11.5 ACRES	19.9 ACRES
STREETS	15.4 ACRES	15.3 ACRES

Description Although still in the planning stages, the general redevelopment aim in this project is to provide land for activities related to the Central Business District. These will include new office buildings, new parking structures, expansion of the Newark Library and of the Newark Museum.

In addition, the project will also provide for the expansion and growth of St. Michael's Hospital into one of the major medical institutions in the City and the expansion of Newark Campus of Rutgers University as well.'

St. Michael's Hospital has already started construction under early land acquisition under N.H.A.



PROJECT AREA	ORIGINAL POPULATION	TOTAL ACREAGE	CLEARANCE ACRES	FED GRANT 000 S	CITY SHARE 000 S	S & P HUD FINAL APPROVAL	PART I HUD FINAL APPROVAL	EXECUTION DATA ACQUISITION STARTED	EXECUTION DATA CONSTRUCTION STARTED
1. ST MICHAELS R-156	1,400	48 3	21 2	13,225	5,322	11/17/65			



Architect's Rendering

ST. MICHAEL'S HOSPITAL EXPANSION





Construction Site Photos

33 WASHINGTON ST.
NEW OFFICE BUILDING



Architect's Rendering

17 INDUSTRIAL RIVER R-121

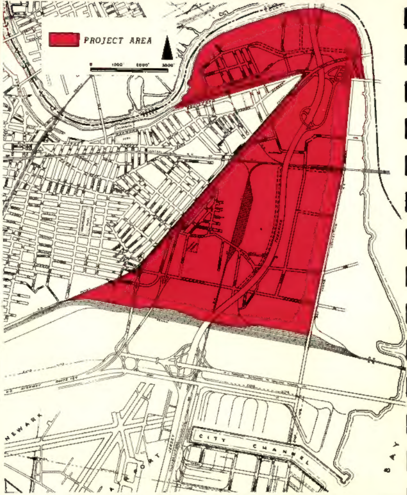
DISPOSITION OF PROJECT AREA

ITEM	PRIOR TO EXECUTION	PROPOSED
RESIDENTIAL	17.8 ACRES	0 ACRES
TOTAL D.U.'S	201 UNITS	0 UNITS
D.U.'S TO BE DEMOLISHED	190 UNITS	
COMMERCIAL	116.9 ACRES	177.9 ACRES
INDUSTRIAL	1,032.6 ACRES	952.5 ACRES
OTHER Incl. pub. & semi pub.	51.1 ACRES	59.3 ACRES
STREETS	310.1 ACRES	338.8 ACRES

Description: This is by far the largest renewal area in the City and one of the largest in the country. The redevelopment plans call for the reclamation and industrial development of nearly 1,000 acres of unused land, misused or under utilized meadowland.

Scheduled for the area are extensive industrial development, supporting commercial facilities, and major additions and improvements to the transportation and utility networks. Emphasis is being given to industrial activities with a long term future and high employment concentration.

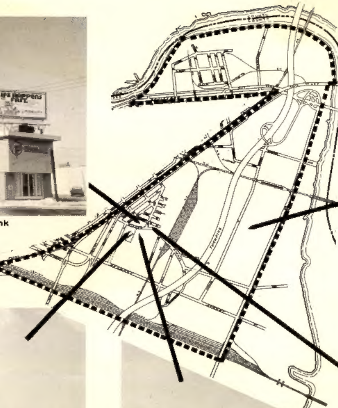
To date 242 acres of land have been assigned to about 40 industrial firms which will employ about 19,900 people.



PROJECT AREA	ORIGINAL POPULATION	TOTAL ACREAGE	CLEARANCE ACRES	FED. GRANT 000'S	CITY SHARE 000'S	S & P HUD FINAL APPROVAL	PART I HUD FINAL APPROVAL	EXECUTION DATA ACQUISITION STARTED	EXECUTION DATA CONSTRUCTION STARTED
7. INDUSTRIAL RIVER R-121	1,575	1528.5	542.6	27,025	12,153	6/20/63	10/14/66	9/10/65	5/6/66



Fidelity Bank





Site Preparation Underway



Linerboard Corp. — Under Construction



European Parts Exchange Inc.



Maloney & Curcio Plumbing Industry

staff:

supervisor

william j. nissen II ● assistant planning director

production

philip j. parelli ● principal planner

design and layout

john boehmer ● senior planner

graphic illustration

rollie fuller II ● assistant planner

cover design

gurdon miller III ● assistant planner

ben ramos ● planning draftsman

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Welton Becket and Associates, Architects

● the division of city planning wishes to acknowledge the helpful assistance rendered by the newark housing authority in providing the facts and figures contained in this report.